

**1,514 SQ FT YARD  
WITH  
746 SQ FT UNIT**



Owen  
Isherwood

# LAND & BUILDINGS IN GOODS YARD SHALFORD

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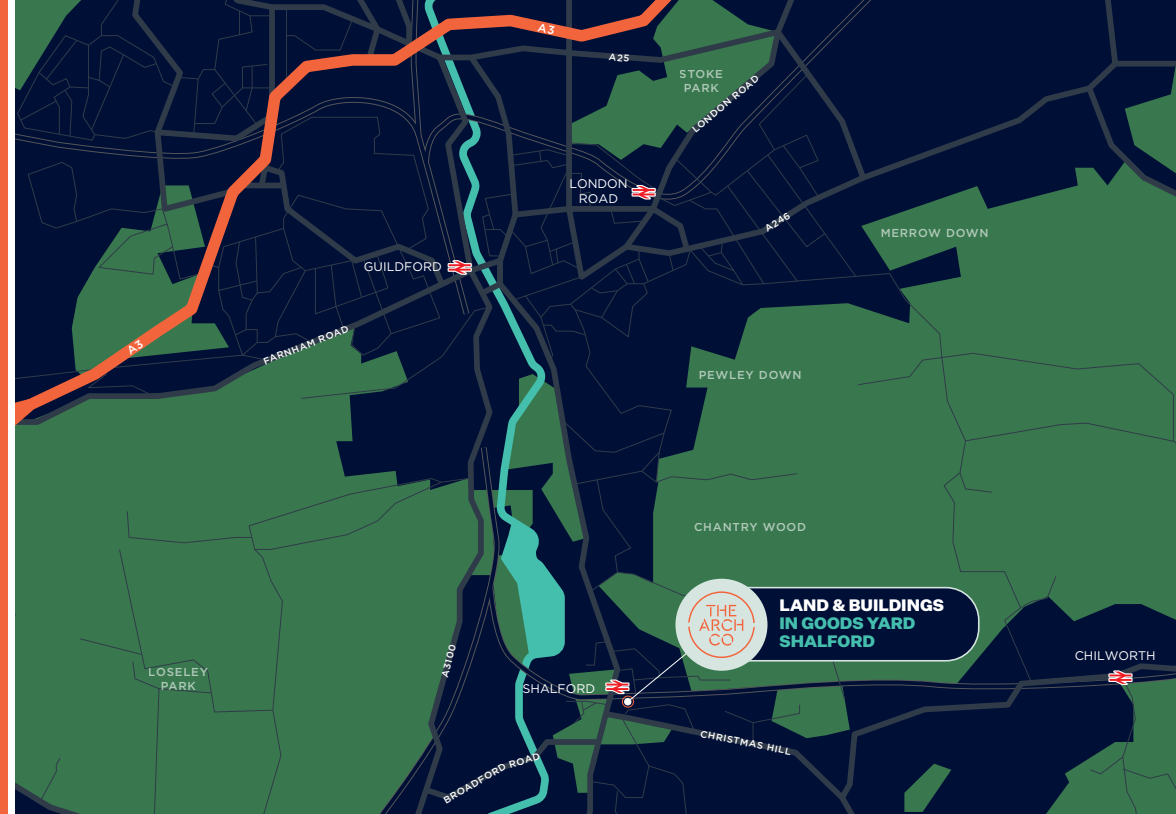
/// [warm.closet.shut](http://warm.closet.shut)

# LOCATION

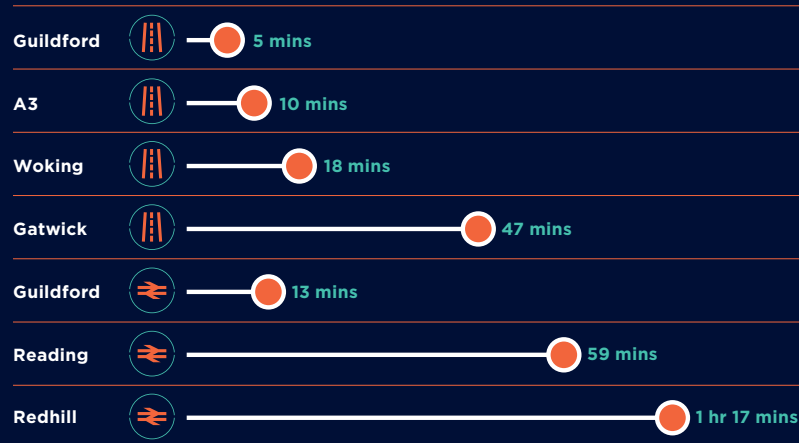
**LOCATED DIRECTLY OPPOSITE SHALFORD TRAIN STATION ON STATION APPROACH, PROVIDING GREAT VISIBILITY TO CUSTOMERS USING THE RAILWAY.**

Shalford Train Station provides frequent services into Guildford in 13 minutes, Reading in 59 minutes and Redhill in 1 hour and 17 minutes.

Guildford Town Centre can be reached in under 5 minutes by car, and the A3 can be accessed in under 10 minutes providing direct vehicular links to Woking in just 18 minutes, and Gatwick in 47 minutes.



# TRAVEL TIMES



# DESCRIPTION

**A SELF CONTAINED UNIT WITH A SECURE OPEN STORAGE YARD, SUITABLE FOR A VARIETY OF USES.**

The unit is fitted with a kitchenette and WC, as well as a boiler providing hot water and heating via radiators, and 3-phase electricity.

The secure yard is accessed via double security gates and provides sought after storage/retail space in a desirable location.

# ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
UNIT	746	£17,000
LAND	1,514	
<b>TOTAL</b>	<b>2,260</b>	<b>£17,000</b>



## SPECIFICATION



**Large**  
secure yard



**Double**  
security gates



**3-phase**  
power



**WC**



**Kitchenette**



**Heating**  
and hot  
water

## COSTS PER ANNUM

<b>Rent</b>	£17,000
<b>Service Charge</b>	n/a
<b>Insurance</b>	£242.87
<b>Business Rates</b>	£6,300

Indicative monthly costs: **£1,962**.

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

We anticipate a B grading upon completion of works.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

*All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.*

## VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent(s) Owen Isherwood.

**ADAM FENNEY**

**+44 (0)1483 300176**

**adam@owenisherwood.com**



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**Conditions under which these particulars are issued.** These particulars do not constitute, or form part of, any offer or contract, and whilst all of the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

Particulars dated September 2023.

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